



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

July 21, 2005

Clemett

Present: Acting Chairman Carol Clemett, Commissioners Sylvia Hobbs, Jake Donoghue, Karen Scott, Dennis Casey

Guests: Helen Lewis, Joann Bromberg

Deputy Town Clerk: Betsy Donworth

Acting Chairman Clemett called the meeting to order.

Minutes: Commissioner Hobbs moved to approve the minutes of the May 19, 2005 meeting. Commissioner Scott seconded. Motion carried unanimously.

Report from the Cottage Housing Committee: Joann Bromberg reminded the planning commissioners that the Cottage Housing Committee was appointed by Mayor Lowry to study the feasibility of permitting limited development of cottage housing within Beaux Arts Village. At the June 2005 Town Council meeting, the Town Council moved to direct the Planning Commission to study the issue of cottage housing as outlined in the Cottage Housing Committee's report and hold public hearings, as needed, to develop the idea. Joann summarized the findings of the Cottage Housing Committee, as outlined in the Cottage Housing memo dated June 2005. She noted that some of the reasons for studying this type of housing include:

- creating opportunities for downsizing
- creating housing options for smaller families
- maintaining some diversity in housing prices in the Village
- maintaining the Village's historical character as a site for smaller homes
- providing an alternative to the current trend toward very large houses

Commissioner Hobbs questioned why the Planning Commission should go ahead with the development of an ordinance without surveying the Village first to see if a majority of villagers are in favor of the cottage housing concept. Commissioner Casey concurred, as did Helen Lewis, stating that it is important to seek out what villagers really want prior to spending the time (and money on Mona and/or Wayne). Commissioner Scott stated that she was not in favor of a community of small houses, and questioned if the Cottage Housing Committee had looked into reducing lot sizes. Joann stated that the committee had not, nor had they looked into guest houses.

In response to the idea of surveying the Village, Joann stated that the feeling of the committee was that until there was an ordinance developed, outlining the plan, it would be difficult for villagers to understand how Beaux Arts and they personally would be affected.

After further discussion, the planning commissioners agreed that they would develop a list of critical questions about the Cottage Housing Plan at their September meeting. These questions would then be given to Mona and/or Wayne for their review and comments. It was suggested that it would be helpful to have the questions which were developed by the cottage housing committee to assist in creating this list.

Future Agenda Items: It was suggested that future agenda items should include discussions about graduated building height, encroachments and additional elements which should be allowed in property setbacks.

Next Meeting: The next meeting is scheduled for September 15, 2005, 7:30pm at Dennis Casey's home.

Adjourn: Acting Chairman Scott moved to adjourn. Commissioner Casey seconded. Motion carried unanimously

Respectfully submitted,

Betsy Donworth
Deputy Town Clerk

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